



City of Seattle

Edward B. Murray, Mayor

Department of Planning and Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3016469

Applicant Name: Julian Weber of Julian Weber Architects for Isola Real Estate VI LLC.

Address of Proposal: 1927 8th Ave W

SUMMARY OF PROPOSAL

Land Use Application to allow three single family dwelling units and 1, two-unit townhouse structure (total of five units) with parking for five vehicles provided on the site. Existing structure to be demolished.

The following approval is required:

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

SEPA DETERMINATION:

Determination of Non-significance

- ☒ No mitigating conditions of approval are imposed.
- ☐ Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts

SITE AND VICINITY

Site Location: The site is located midblock on the west side of 8th Ave W between W Crockett St and W Howe St. on the west side of Queen Anne Hill. An alley abuts the west side of the parcel.

Zoning: The site is zoned LR 1 (Lowrise1) and is located in an approximately 11 block area with that zoning designation. This lowrise zoned area is surrounded by a large swath of single family zoned parcels to the north, east and south. To the west is a LR2 zone.

Parcel Size: 8,137 sq. ft.

Existing Use: There is one single family residence on the site.

ECA: None

PROJECT DESCRIPTION:

The site is L shaped with the bottom of the 'L' along the alley and the top along 8th Ave W. The site slopes up approx. 20' from the low point along the alley. The project has three single family structures along the north property line, one fronting 8th Ave W, one facing the alley, and the third located between the two. In the toe of the 'L' are two townhouses facing the alley.

All the structures are three stories and have accesible roof decks. Except for the 'middle' single family residence, parking is enclosed in a garage at the lower level. The parking space for the middle residence is located parallel to the alley. Parking is accessed off the alley.

There is an access easement throught the middle of the site to provide parking access to a separate parcel along 8th Ave W.

PUBLIC COMMENT:

The public comment period ended on February 12, 2014 and comments were received.

ANALYSIS – SEPA

This project is undergoing a SEPA review because five residential units are being constructed in an LR1 zone. The project exceeds the exemption threshold by one unit.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code (SMC) Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 11/27/2013. The Department of Planning and Development (DPD) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and any pertinent comments which may have been received regarding this proposed action have been considered. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations.

Under such limitations/circumstances, mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, a small increase in traffic and parking impacts due to construction related vehicles, and increases in greenhouse gas emissions. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The following analyzes greenhouse gas, as well as mitigation.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: greenhouse gas emissions; parking; possible increased traffic in the area. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, greenhouse gas emissions warrant further analysis.

Historic Preservation

The residence to be demolished on the site is more than 50 years old and was referred to the Department of Neighborhoods for examination of potential landmark eligibility. The structure was deemed unlikely to qualify for landmark status (LPB 374/14).

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project construction and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant, therefore, no further mitigation is warranted.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

CONDITIONS – SEPA

None required.

Signature: _____ (signature on file) Date: September 15, 2014
Beth Hartwick, Land Use Planner
Department of Planning and Development

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